



**COUNTYWIDE
AUGUST 2016
DEVELOPMENT SERVICES
OPEN FOR BUSINESS INDICATORS**

BUILDING DIVISION

Permits Issued	1,850
Inspections Performed	5,197
Certificates of Occupancy Issued	32

DEVELOPMENT REVIEW ENGINEERING DIVISION

Flood Plain Reviews	14
Inspections Performed	186

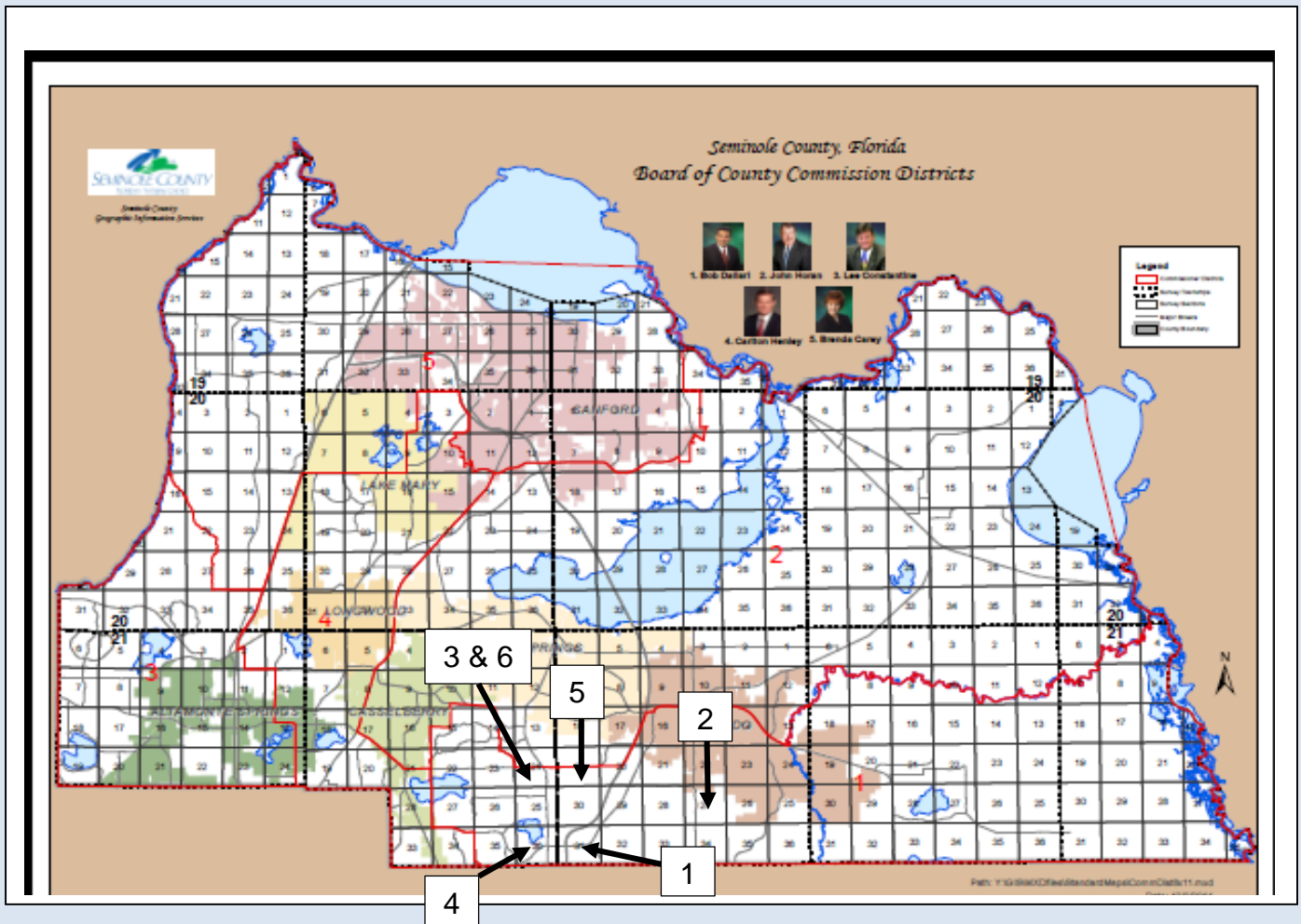
PLANNING AND DEVELOPMENT DIVISION

NEW APPLICATIONS RECEIVED	
Pre-Applications	7
Land Use Amendments	1
Rezones	1
PD Rezones	5
Small Site Plans	12
Site Plans	4
Subdivision – PSP	3
Subdivision – Engineering	2
Subdivision – Plats	2
Minor Plat	1
Land Split	0
Vacates	2
Special Events, Arbor, Special Exceptions, Minor Amendments	14

DISTRICT ONE AUGUST 2016 DEVELOPMENT SERVICES PROJECTS



DRC / PRE-APPLICATIONS AND PROJECTS STARTING CONSTRUCTION



Note: Site locations are approximate

1. **ALOMA SELF STORAGE PRE-APPLICATION** – Proposed Amendment to the Planned Development and Site Plan for a 100,000 square foot self-storage facility on 1.7 acres in the PD zoning district; located on the northwest corner of W. State Road 426 and Mystic Lake Drive; Parcel I. D. # 31-21-31-300-0230-0000; (Charlie Stocks, Johnson Development, Applicant, and Tara Tedrow, Lowndes, Drosdick PA, Consultant); BCC District 1 – Dallari; (16-80000078); (Joy Giles, Project Manager). (August 17, 2016 DRC meeting)

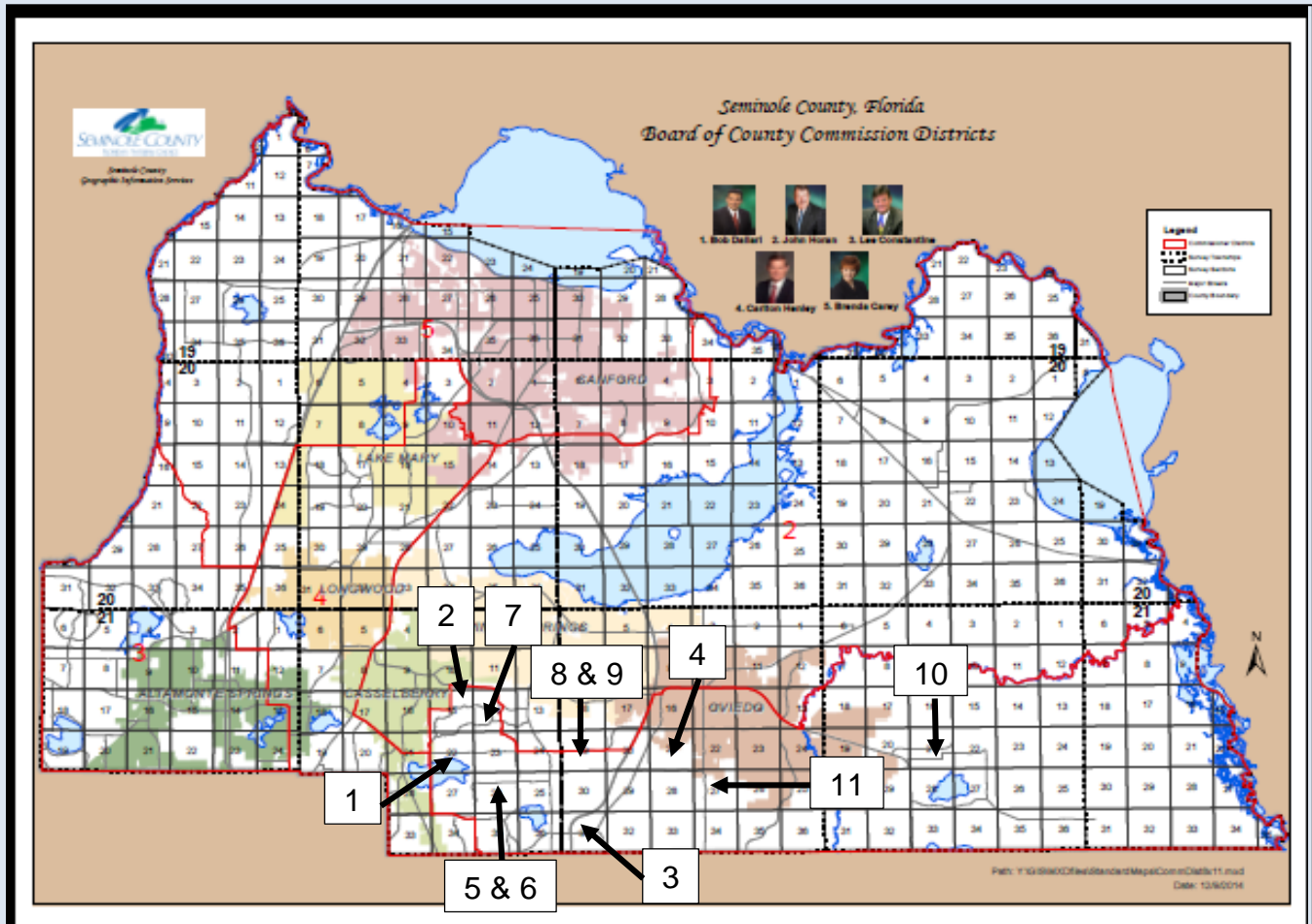
DRC / PRE-APPLICATIONS – Continued

2. **ALAFAYA TRL PRE-APPLICATION** – Proposed Land Use Amendment from Low Density Residential to Commercial and Rezone from R-1AA to C-1 for office/retail use on 1.27 acres; located on the northeast side of Alafaya Trail and Lake Drive; Parcel I. D. # 27-21-31-504-0000-0040+++; (Bassam Nasser, Applicant); BCC District 1 – Dallari; (16-80000074); (Joy Giles, Project Manager). (August 17, 2016 DRC meeting)
3. **PNC BANK ATM PRE-APPLICATION** – Proposed Small Site Plan to install a drive-up ATM at an existing gas station on 0.97 acres in the PD zoning district; located on the southeast corner of Red Bug Lake Road and Tuskawilla Road; Parcel I. D. # 24-21-30-300-020A-0000; (Jay Homes, Ellery T Construction, Applicant); BCC District 1 – Dallari; (16-80000080); (Matt Davidson, Project Manager). (Comments Only – August 24, 2016 DRC meeting)
4. **TUSKAWILLA MANOR ALF PRE-APPLICATION** – Proposed Special Exception and Site Plan for a 32 bed assisted living facility on 1.6 acres in the A-1 zoning district; located on the east side of Tuskawilla Road and Tigua Island Court; Parcel I. D. # 36-21-30-300-001B-0000; (Ravin Persaud, Applicant); BCC District 1 – Dallari; (16-80000082); (Denny Gibbs, Project Manager). (August 31, 2016 DRC meeting)

PROJECTS STARTING CONSTRUCTION

5. **ROCK N BREWS PICNIC AREA SMALL SITE PLAN** – Small Site Plan to add a patio eating area on 1.8 acres in the PD zoning district.
6. **ARBOR SCHOOL PORTABLE SMALL SITE PLAN** – Small Site Plan for a portable classroom on 0.64 acres in the C-1 zoning district.

BOARD ITEMS



Note: Site locations are approximate

PLANNING AND ZONING COMMISSION **August 3, 2016**

1. **SAN PEDRO PD MAJOR AMENDMENT AND REZONE** – Consider a Major Amendment and Rezone from PD (Planned Development) to PD (Planned Development) for a mixed-use development on approximately 468 acres, located on the north side of Howell Branch Road, approximately 400 feet east of Jergo Road; (Z2016-023) (Richard Jerman, Applicant) District 1 - Dallari (Brian Walker, Project Manager) – *Continued to the September 7, 2016 P & Z meeting,*

BOARD OF COUNTY COMMISSIONERS **August 9, 2016**

2. **VASANT VATIKA SMALL SCALE LAND USE MAP AMENDMENT AND REZONE** – Consider a Small Scale Future Land Use Map Amendment from Low Density Residential (LDR) to Planned Development (PD) and a Rezone from R-1A (Single-Family Residential) to PD (Planned Development) for an age restricted 40 unit senior living community on 6.45 acres, located on the south side of Center Drive, approximately 600 feet east of Sunset Road; (Z2014-028) (08.14 SS 03) (Babuji Ambikapathy, Applicant) District 1 - Dallari (Brian Walker, Project Manager) – *Withdrawn by Applicant.*

CODE ENFORCEMENT SPECIAL MAGISTRATE

August 11, 2016

3. **6075 TWIN LAKES DR** – Construction without the required permits. Tom Helle, Inspector. *Findings of Fact entered giving the Respondent a compliance date of September 8, 2016, with a fine of \$50.00 per day until compliance is obtained. The property was not in compliance at the time of the hearing.*

BOARD OF ADJUSTMENT

August 22, 2016

4. **151 E. 7TH ST** – Request for a front yard setback variance from twenty-five (25) feet to zero (0) feet for a privacy fence in the R-1A (Single Family Dwelling) district for a property located on the north side of E. 7th Street, approximately 130 feet west of Tropical Avenue, and more particularly known as 151 E. 7th Street; BV2016-45 (Michael B. Boykin, Applicant) District 1 - Dallari (Angi Kealhofer, Project Manager) – *Approved*

5. **1035 MANCHESTER CIR** – Request for: (1) a rear yard setback variance from thirty (30) feet to twenty-three (23) feet for a covered screen room; and (2) a side yard (east) setback variance from seven and one half (7.5) feet to one (1) foot for a covered porch addition in the R-1A (Single Family Dwelling) district for a property located on the south side of Manchester Circle, approximately 690 feet east of Newcastle Court, and more particularly known as (1035 Manchester Circle); BV2016-58 (George M. Rariden III, Applicant) District 1 - Dallari (Angi Kealhofer, Project Manager) – *Approved*

6. **1002 NEWCASTLE CT** – Request for a side street (south) setback variance from twenty-five (25) feet to nine and one-half (9.5) feet for a privacy fence in the R-1A (Single Family Dwelling) district for property located on the northwest corner of Newcastle Court and Manchester Circle, and more particularly known as 1002 Newcastle Court; BV2016-49 (David & Gloria Cook, Applicant) District 1 - Dallari (Denny Gibbs, Project Manager) – *Approved*

7. **1645 PINEHURST DR** – Request for a side street (east) setback variance from twenty (20) feet to six (6) feet for a privacy fence in the PD (Planned Development) district for property located on the southwest corner of Pinehurst Drive and North Crossbeam Drive, and more particularly known as 1645 Pinehurst Drive; BV2016-50 (Kellie Clark, Applicant) District 1 - Dallari (Denny Gibbs, Project Manager) – *Approved*

8. **2041 W. SR 426** – Request for: (1) a side yard (west) setback variance from twenty-five (25) feet to fifteen (15) feet for attached living Unit #4; and (2) a side yard (north) setback variance from twenty-five (25) feet to fifteen (15) feet for attached living Unit #11 in the R-3A (Multi-Family Dwelling) district for property located on the northeast corner of West SR 436 and West Chapman Road, and more particularly known as 2041 West SR 426; BV2016-53 (Lutheran Haven, Applicant) District 1 - Dallari (Denny Gibbs, Project Manager) – *Approved*

9. **1525 HAVEN DR** – Request for a front yard setback variance from twenty-five (25) feet to six (6) feet for columns associated with an open picket fence in the R-3A (Multi-Family Dwelling) district for property located on the northeast corner of West SR 436 and West Chapman Road, and more particularly known as 1525 Haven Drive; BV2016-57 (Lutheran Haven Nursing Home and Assisted Living Facility, LLC, Applicant) District 1 - Dallari (Denny Gibbs, Project Manager) – *Approved*

BOARD OF ADJUSTMENT – Continued
August 22, 2016

10. **115 East 10th St** – Request to amend a Special Exception Site Plan for the Chuluota Wastewater Treatment Facility to add a reclaimed water ground storage tank in the R-1 (Single Family Dwelling) district for property located on the north side of East 10th Street, approximately 600 feet east of CR 419, and more particularly known as 115 East 10th Street; BS2016-05 (Florida Governmental Utility Authority, Applicant) District 1 - Dallari (Denny Gibbs, Project Manager) – *Approved with conditions*

BOARD OF COUNTY COMMISSIONERS
August 23, 2016

Countywide Item:

RELEASE OF PERFORMANCE BONDS – Authorize release of five (5) various Performance Bonds for Roads, Streets, Drainage, Water and Sewer Systems; Countywide (Brian Walker, Project Manager) – *Approved*

11. **CHAPMAN COUNTRY ACRES MINOR PLAT** – Approve the minor plat for the Chapman Country Acres Subdivision containing four (4) lots on 5.44 acres zoned A-1 (Agriculture), located on the south side of East Chapman Road, east of Alafaya Trail; (Stephen J. Ratcliff, Applicant) District 1 - Dallari (Matt Davidson, Project Manager) – *Approved*

CODE ENFORCEMENT BOARD
August 25, 2016

None for District 1